



**LEFT BANK**

• FORT WORTH, TEXAS

# Leasing Presentation

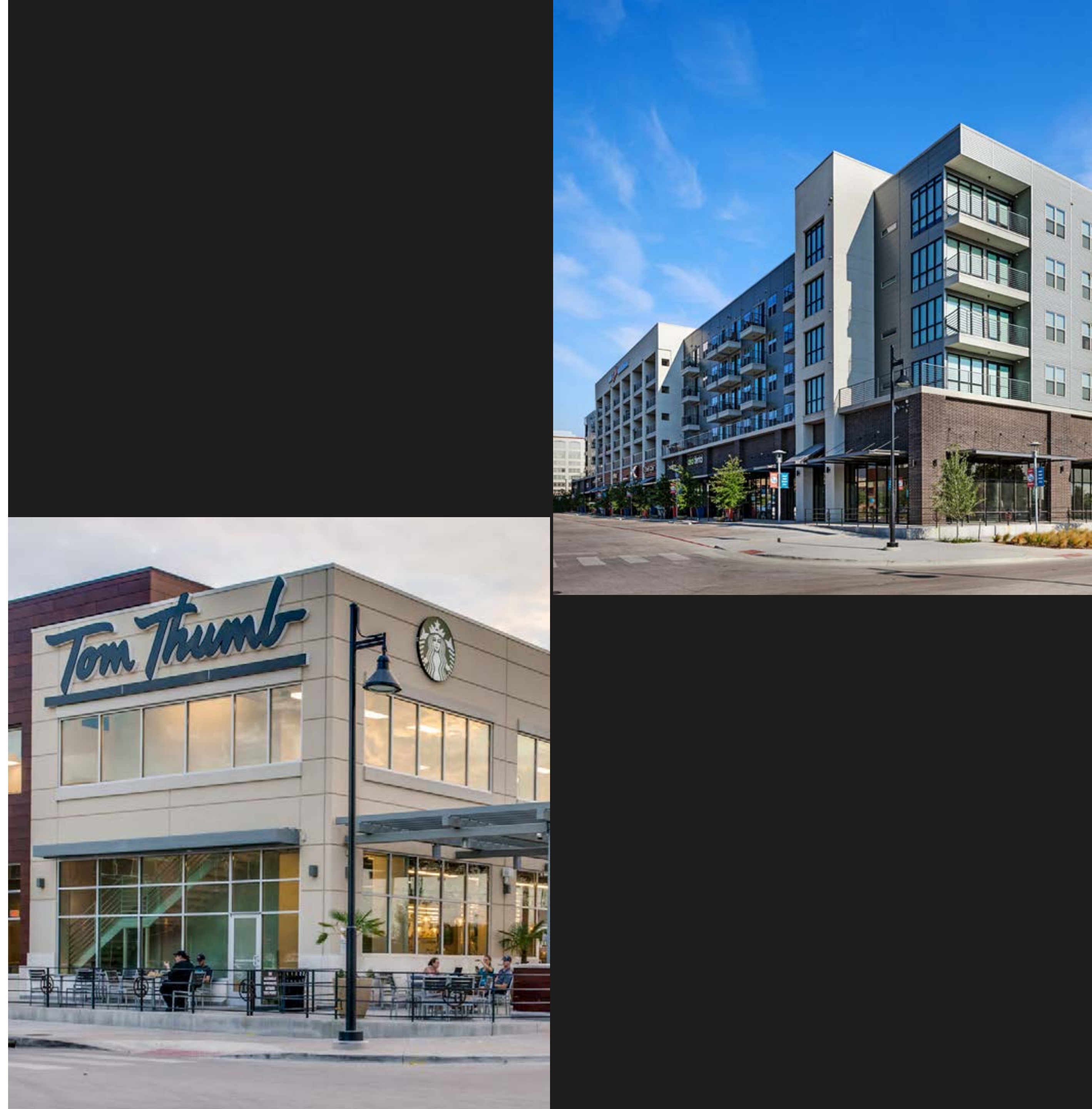
TRADEMARK

# Welcome

Left Bank is a 1.5 million square foot mixed-use development in the heart of the thriving West 7th Street Urban Village of Fort Worth. Bridging the Central Business District and the Cultural Arts District, West 7th has become one of the most popular areas to live, work and play. This pedestrian friendly area is situated among numerous world famous museums, specialty retail, restaurants and urban nightlife.

The Left Bank development will boast the area's first urban grocer, high-end specialty retail and best-in-class restaurants, along with 1,500 high-end residential units, a full-service national brand hotel, premier office space and a park. The Left Bank will be a mixed-use development unlike any other; offering residents and shoppers a contemporary lifestyle development on the scenic waterfront of the Trinity River, complete with a 30-mile hike and bike trail.

 **FORT WORTH, TEXAS**





# Development Overview

## RETAIL MIX

Akarii Revolving Sushi

Ameritrade

Body Machine Fitness

Buffalo Wild Wings

Club Pilates

Creamistry

Crumbl Cookies

European Wax Center

Fireside Pies

Freeform Chiropractic

Great Clips

Hopdoddy Burger Bar

iCryo Recovery & Wellness

Ideal Dental

Jas Lash Pro Studio & Academy

Jersey Mike's Subs

Left Bank Nail & Spa

My Eye Dr.

Nektar Juice Bar

Salon 629

Snooze A.M. Eatery

The Gents Place

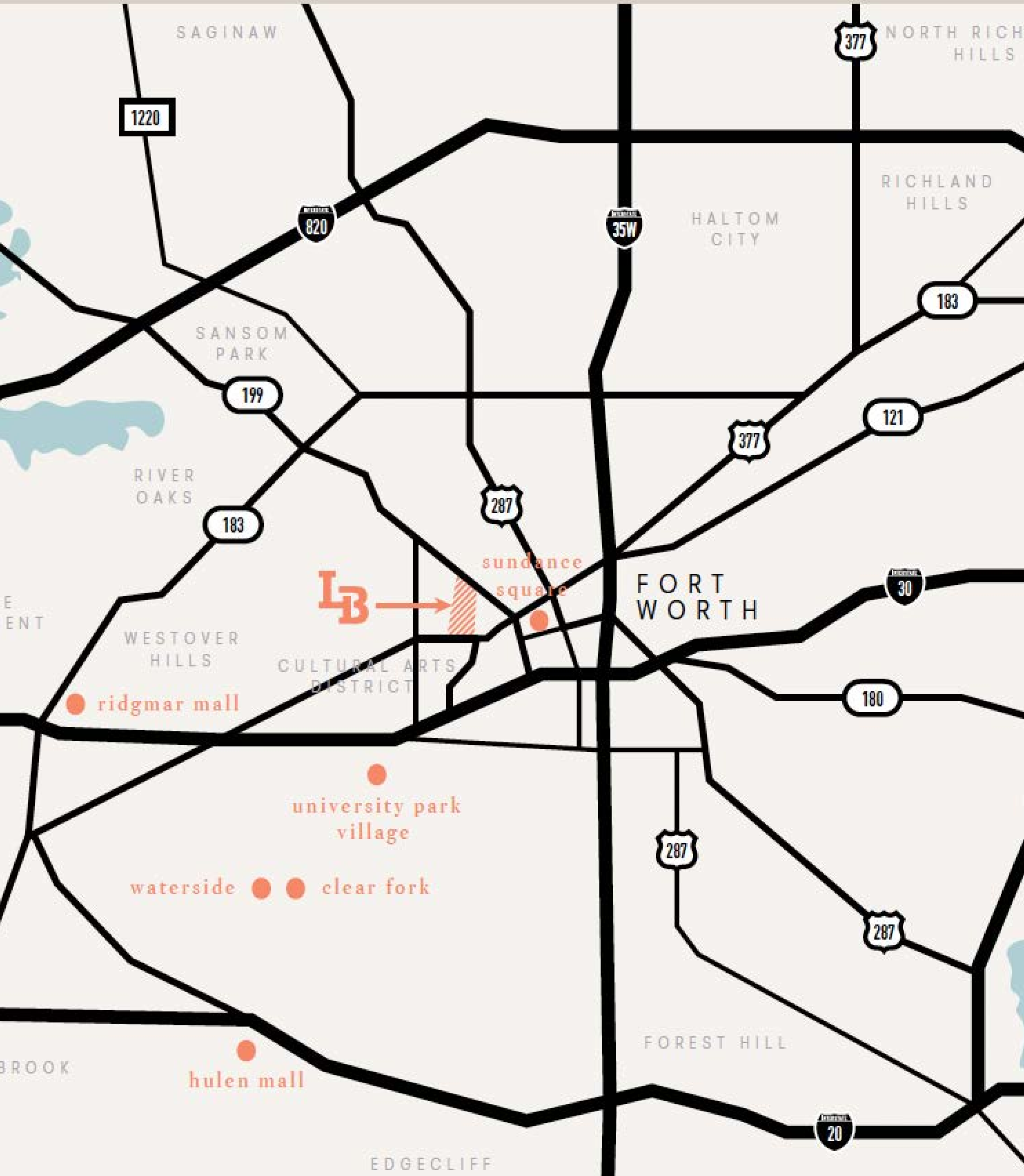
Tom Thumb

UPS



RETAIL COLLECTION

[VIEW SITE PLAN](#)



# Demographics

## 1-MILE

|                 |           |
|-----------------|-----------|
| Population:     | 15,368    |
| Avg. HH Income: | \$126,359 |
| HHI \$150K+%:   | 26.0%     |
| Median Age:     | 36.4      |
| Households      | 6,797     |

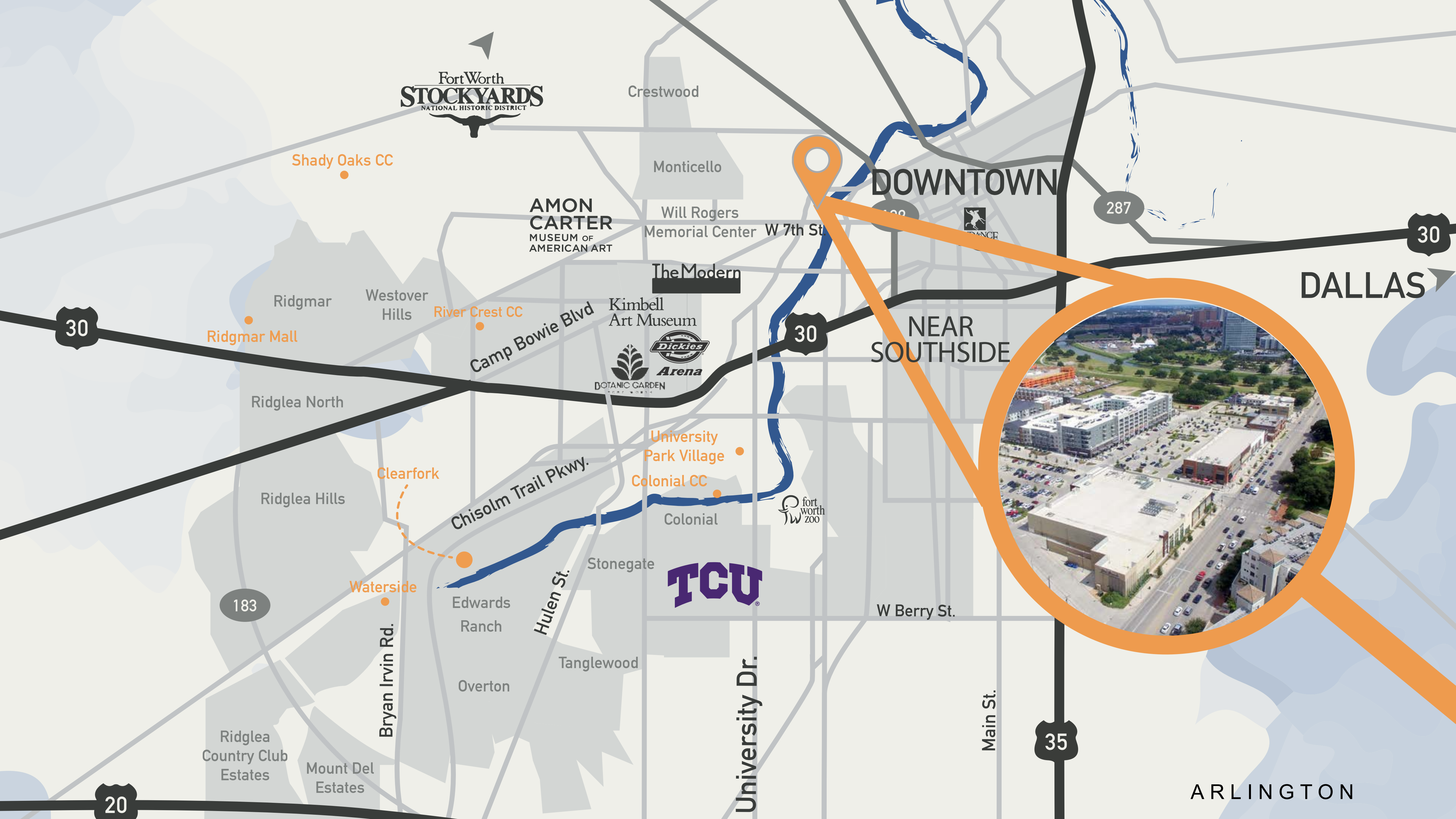
## 3-MILE

|                 |           |
|-----------------|-----------|
| Population:     | 98,800    |
| Avg. HH Income: | \$114,824 |
| HHI \$150K+%:   | 21.6%     |
| Median Age:     | 36.0      |
| Households      | 37,843    |

## TRADE AREA

|                 |          |
|-----------------|----------|
| Population:     | 232,588  |
| Avg. HH Income: | \$78,922 |
| HHI \$150K+%:   | 11.3%    |
| Median Age:     | 33.8     |
| Households      | 86,859   |





Fort Worth  
**STOCKYARDS**  
NATIONAL HISTORIC DISTRICT

Crestwood

Monticello

**DOWNTOWN**

287

30

**DALLAS**

30

Shady Oaks CC

**AMON  
CARTER**  
MUSEUM OF  
AMERICAN ART

Will Rogers  
Memorial Center W 7th St

**The Modern**

Ridgmar

Westover  
Hills

River Crest CC

Kimbell  
Art Museum



**Arena**

BOTANIC GARDEN  
FORT WORTH

30

**NEAR  
SOUTHSIDE**

Ridgmar Mall

Camp Bowie Blvd

Ridglea North

University  
Park Village

Colonial CC



Ridglea Hills

Clearfork

Chisolm Trail Pkwy.

Colonial

183

Waterside

Edwards  
Ranch

Hulen St.

Stonegate

**TCU**

W Berry St.

Ridglea  
Country Club  
Estates

Mount Del  
Estates

Bryan Irvin Rd.

Overton

Tanglewood

University Dr.

Main St.

35

**ARLINGTON**

20

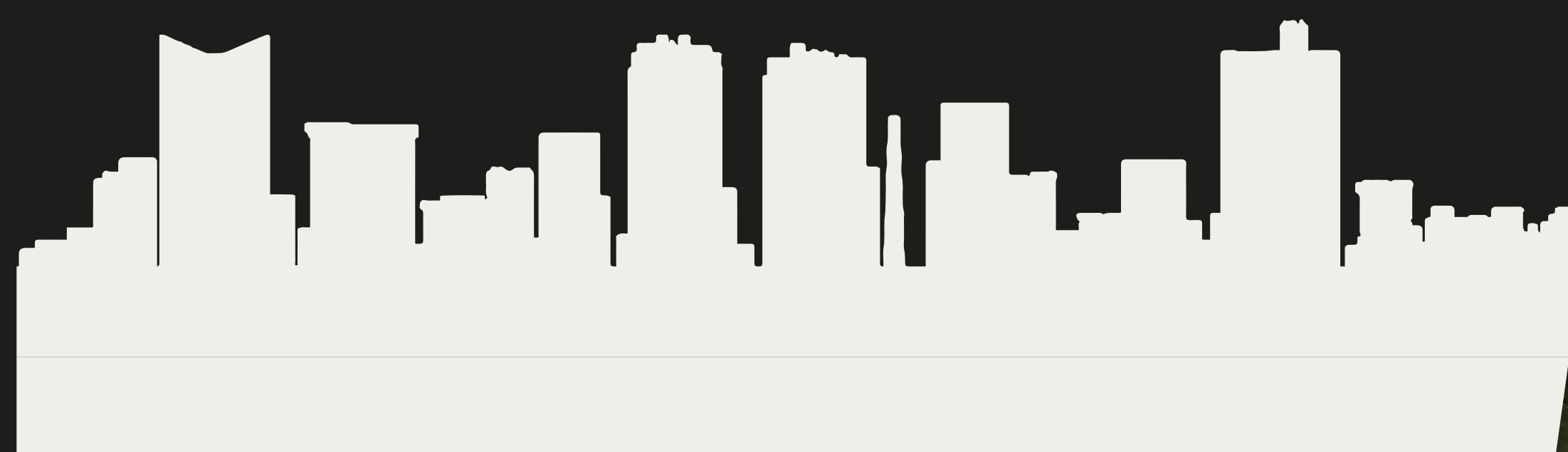


# FORT WORTH FAST FACTS

- 2020 to 2023 Growth Rate of Fort Worth: 4.26%; Dallas: 8.5% (AGS Data, 2023)
- 2023 Population: 961,885 (AGS Data, 2023)
- Daytime Population: 674,541 (AGS Data, 2022)
- Population Growth Rate from 2010-2022: 25.9% (AGS Data, 2022)
- #3 Best Large City to Buy a Home (Wallethub, 2022)
- Top 10 Large Cities to Start a Business (Wallethub, 2023)

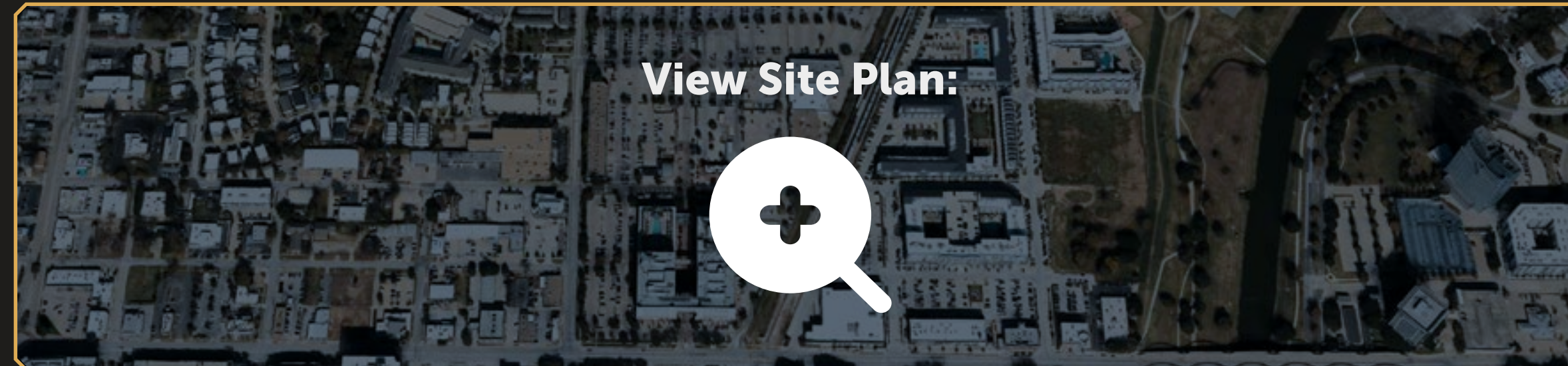
## TOURISM

- 10.8 million visitors annually (Fort Worth Convention & Visitors Bureau, 2023)
- Total economic impact north of \$3 billion for the first time ever (Fort Worth Convention & Visitors Bureau, 2023)



# LEFT BANK

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**Click here  
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